

## Attachment 4

Revised March 10, 2016

### EXHIBIT A – FINDINGS

#### Conditional Use Permit DRC2014-00123 / SLOCOG Monument Sign

##### ***Environmental Determination***

- A. The project qualifies for a Class 3 Categorical Exemption, pursuant to State CEQA Guidelines Sections 15303 because it would involve the construction of a new monument sign with an approximate footprint of ~~250~~ 200 square feet, and would not require the removal of native trees or vegetation. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

##### ***Conditional Use Permit***

- B. The proposed project is consistent with the San Luis Obispo County General Plan as the proposed use is an allowed use and, as conditioned, is consistent with all applicable General Plan policies.
- C. As conditioned, the proposed project satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation of the proposed project will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed monument sign will result in development that will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located on Highland Drive, a collector constructed to a level able to handle any additional traffic associated with the project.

##### ***Sign Ordinance Modifications***

- G. The maximum allowable sign area of 100 square feet and height of 12 feet is modified to allow for the proposed ~~24~~ 19-foot tall monument sign with an approximately 344 square-foot sign face and ~~326~~ approximately 90 square-foot sign area. This modification is appropriate for this particular project for the following reasons:
- i. The size and scale of the sign was determined based on the viewing distance (up to 250 feet away and 60 feet laterally from traffic lane) and factoring in the traffic speed (up to 55 mph);
  - ii. The large size and scale of the sign is intended to create a sense of entry into the city.
  - iii. The project is a community identification sign for the City of San Luis Obispo, which is the largest and most populous city in the county and the economic and political center of the region.
- H. The required 10-foot side setback is modified to allow the monument sign to be located within 1' of the Highway 1 right-of-way. The location for the sign was determined in consultation with Cal Trans to maximize visibility from Highway 1 while minimizing traffic safety concerns.

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### EXHIBIT B – CONDITIONS OF APPROVAL Conditional Use Permit DRC2014-00123 / SLOCOG Monument Sign

#### Approved Development / Use

1. This approval authorizes the following development / use:
  - a. Construction of a community identification monument sign to read “San Luis Obispo” located at the southwest corner of Highland Drive and Highway 1.
  - b. An exception to the 100 square-foot sign area and 12-foot height limit is hereby approved to allow for a ~~24~~19-foot tall sign (measured from lowest point below sign) with an approximately 344 square-foot sign face and 326 approximately 90 square-foot sign area.
  - c. An exception to the 10’ side setback requirement is hereby approved to allow the sign to be located within 1 foot of the Highway 1 right-of-way.
  - ~~c.d.~~ Construction of curb, gutter, and sidewalk improvements to City of San Luis Obispo standards along the property’s Ferrini Road frontage. These improvements shall be installed prior to construction permit final.
  - ~~d.e.~~ The project will result in approximately 250-2,200 square feet of site disturbance on a 0.64-acre parcel in the Public Facilities land use category.
2. All development shall be consistent with the approved site plan, equipment plan, and architectural elevations.

#### Conditions to be completed prior to issuance of a construction permit

##### ***Lighting Plan***

3. **Prior to issuance of a construction permit**, the applicant shall submit a lighting plan to the Department of Planning and Building for review and approval. The monument sign shall be indirectly lighted by continuous, stationary, shielded light sources, directed solely at the sign.

##### ***Public Services / Utilities***

4. **Prior to issuance of a construction permit**, the applicant shall obtain and implement a “Fire Safety Plan” that has been approved by CAL FIRE.

##### ***Fire Safety***

5. **Prior to issuance of a construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

#### Conditions to be completed during project construction

##### ***Fire Safety***

6. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

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### **On-going conditions of approval (valid for the life of the project)**

7. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
8. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
9. The monument sign shall be properly maintained for the life of the project.